

ZC Approved :

3/6/2012



# St. Tammany Parish Government

Department of Planning  
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Pat Brister  
Parish President

## APPEAL # 2

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

### APPEAL REQUEST

DATE: 3/12/12

RECEIVED

MAR 12 2012

PLANNING DEPT.

- ZC12-01-002**  
 Existing Zoning: A-1 (Suburban District)  
 Proposed Zoning: A-2 (Suburban District)  
 Acres: 4.1 acres  
 Petitioner: Parish Council by Motion 11/3/2011  
 Location: Parcel located on the north side of Defries Road, east of LA Highway 25, S15,T5S,R10E, Ward 2, District 3  
 Council District: 3  
 (TABLED FROM ZC 2/7/12 MEETING)

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

[Signature]  
(SIGNATURE)  
304 C. Boston St

Print name here: MAURICE LE GANDEUR

COVINGTON, LA 70433

PHONE # (985) - 898 - 1420

## ZONING STAFF REPORT

**Date:** February 27, 2011  
**Case No.:** ZC12-01-002  
**Prior Action:** Tabled (02/07/12)  
**Posted:** 02/15/12

**Meeting Date:** March 6, 2012  
**Determination:** Approved

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located on the north side of Defries Road, east of LA Highway 25; S15,T5S,R10E; Ward 2, District 3  
**SIZE:** 4.1 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish                                      **Road Surface:** 2 Lane, Asphalt                                      **Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential/Undeveloped	A-1 (Suburban District)
West	Residential/Undeveloped	A-1 (Suburban District)

#### EXISTING LAND USE:

**Existing development?** Yes                                      **Multi occupancy development?** Yes

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

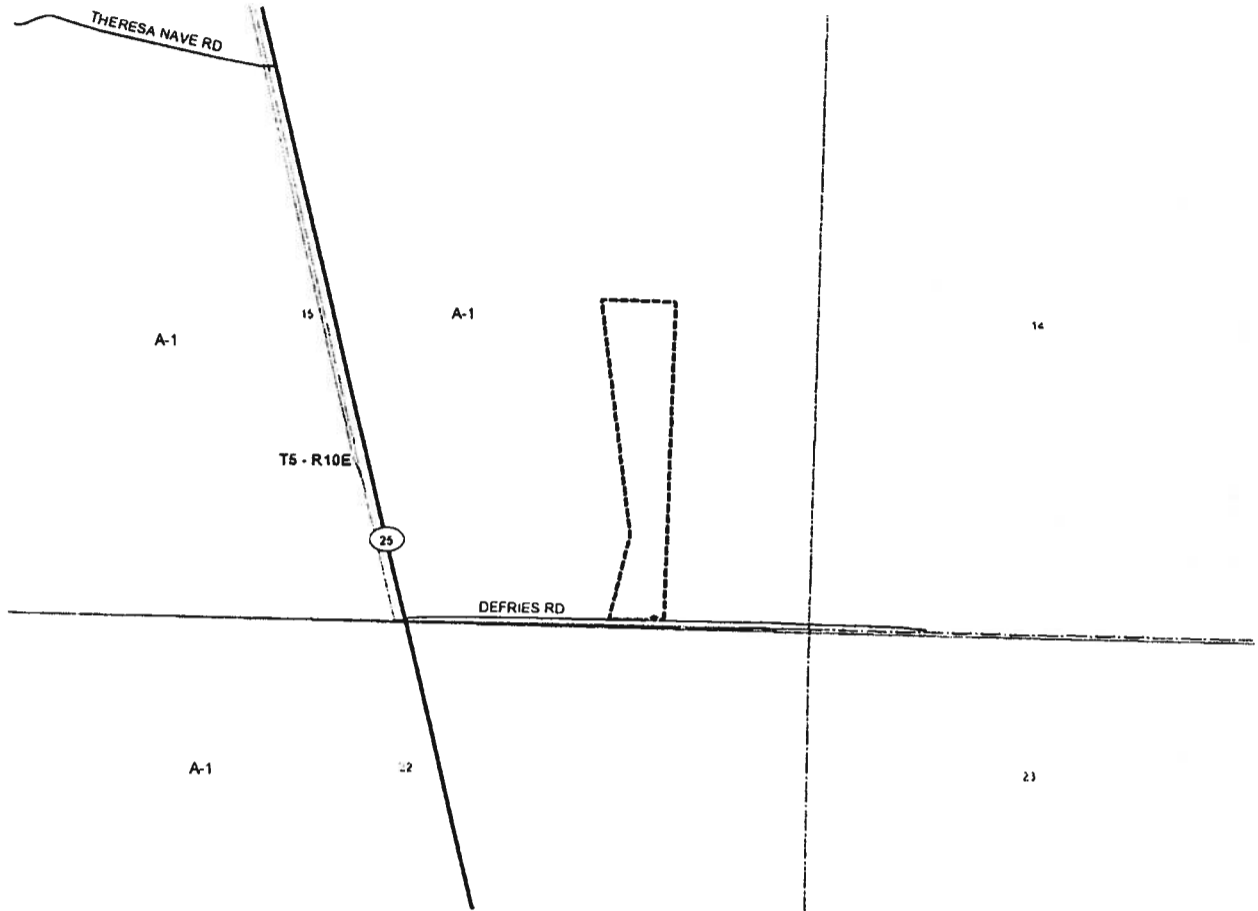
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-2 (Suburban District). The site is located on the north side of Defries Road, east of LA Highway 25. The 2025 Future Land Use Plan calls for residential development in the area. Staff sees no compelling reason to increase the density in the area by changing the zoning to A-2, as the site is entirely surrounded by A-1 zoned property.

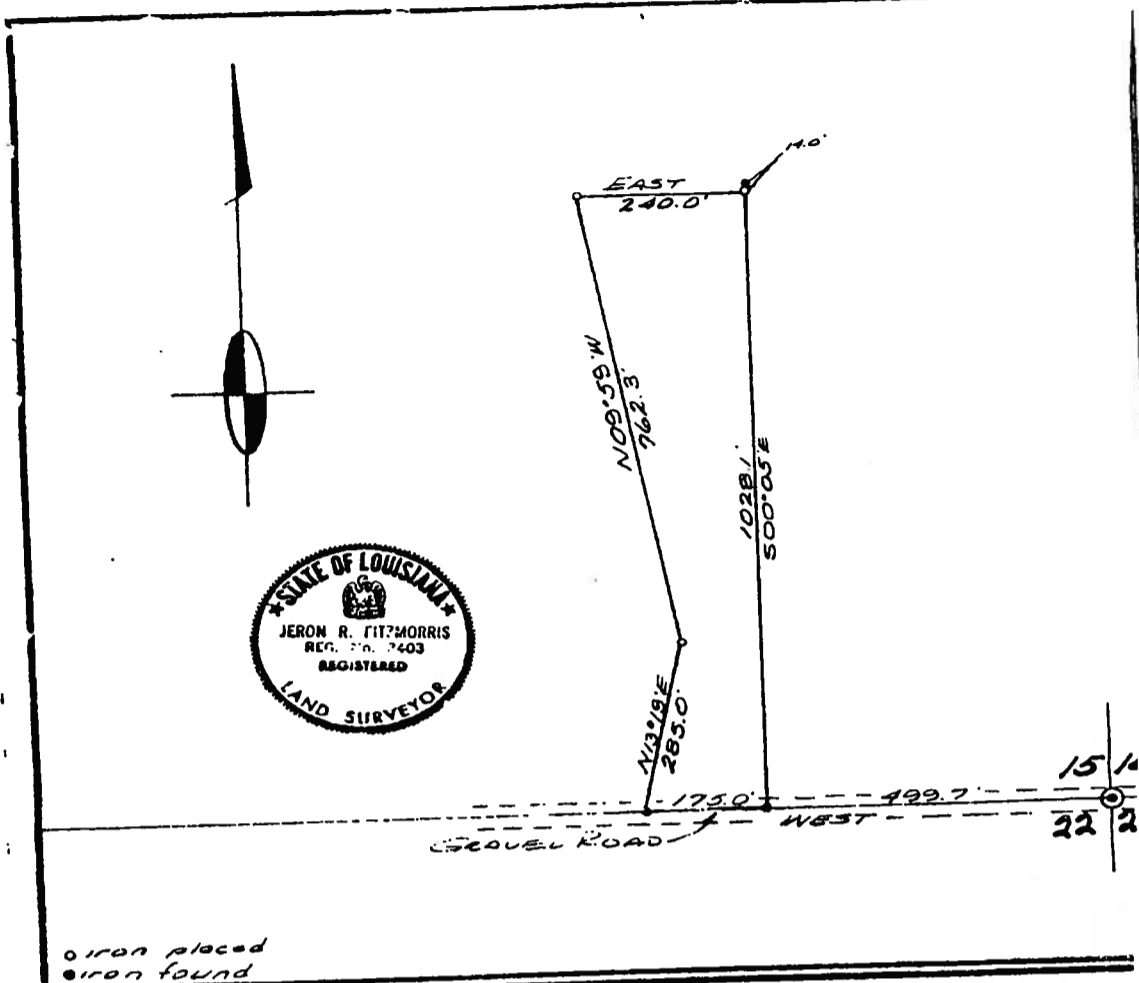
#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) designation be denied.

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2012-01-002



MAP PREPARED FOR **GEORGE C. RODRIGUEZ**  
 SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **SECTION 15 TOWNSHIP 3 SOUTH**  
**RANGE 10 EAST, ST TAMMANY PARISH, LOUISIANA.**

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.  
 SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING Inc.**  
 COVINGTON, LOUISIANA

CERTIFIED CORRECT  
*Jeron R. Fitzmorris*  
 LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 200      DATE: JULY 30, 1990      NUMBER: 5271